

18VARIANCE1080

DeSales High School Sign



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Chris French, AICP, Planning Supervisor
September 17, 2018**

Requests

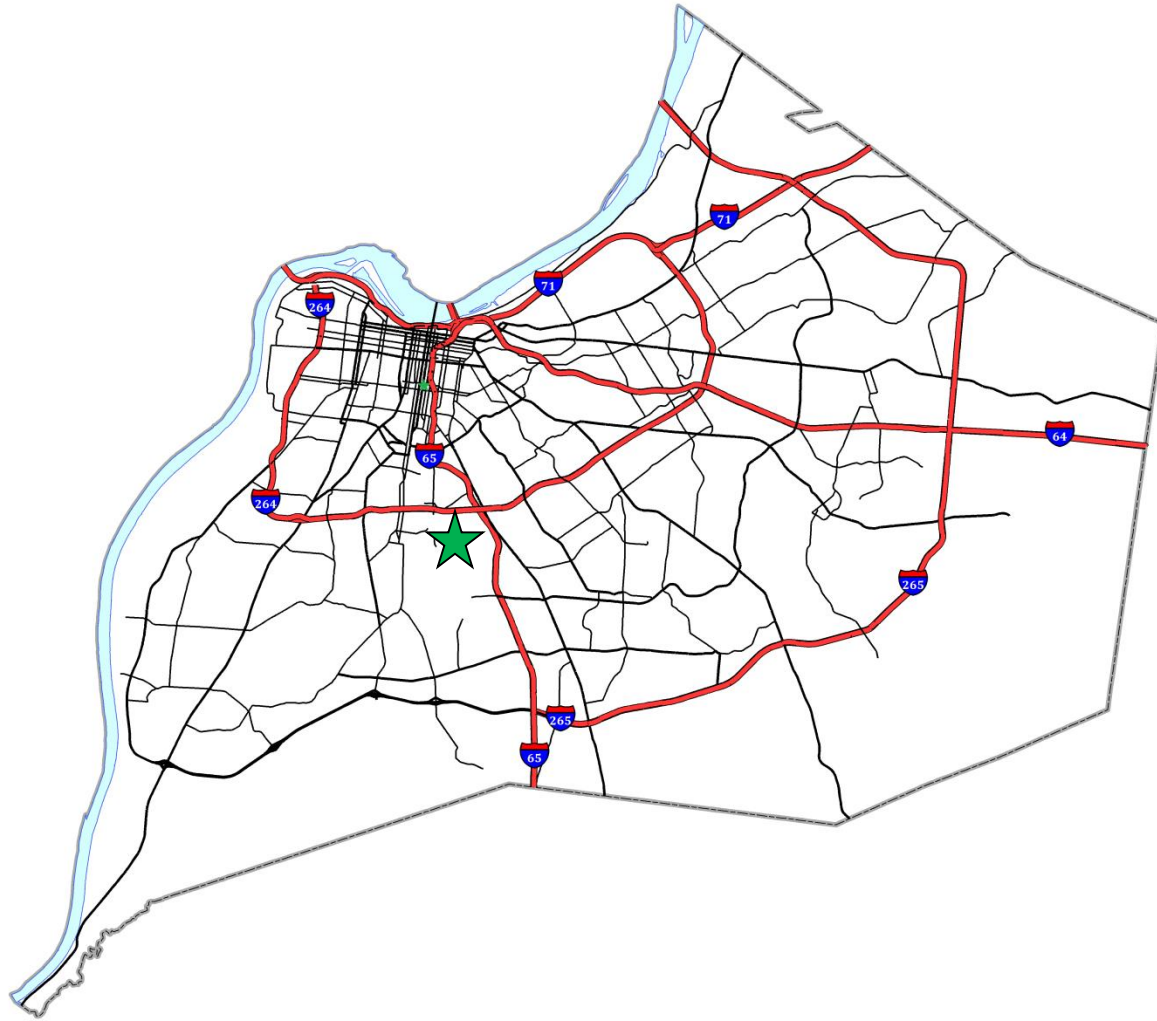
- **Variance**: from Land Development Code table 8.3.2 to allow a sign to exceed the allowed maximum height
- **Variance**: from Land Development Code table 8.3.2 to allow a sign to exceed the allowed maximum area
- **Waiver**: from Land Development Code section 8.2.1.D.4.a to allow a changing image panel to exceed 30% of the area of a sign
- **Waiver**: from Land Development Code section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residential properties

Location	Requirement	Request	Variance
Sign Height	6 ft.	7.15 ft.	1.15 ft.
Sign Area	32 sq. ft.	59.57 sq. ft.	27.57 sq. ft.

Case Summary / Background

- A sign currently exists on the subject property.
- The applicant proposes to remove the existing pole sign and replace it with a monument style sign with a static image panel and a changing image panel.

Location Map



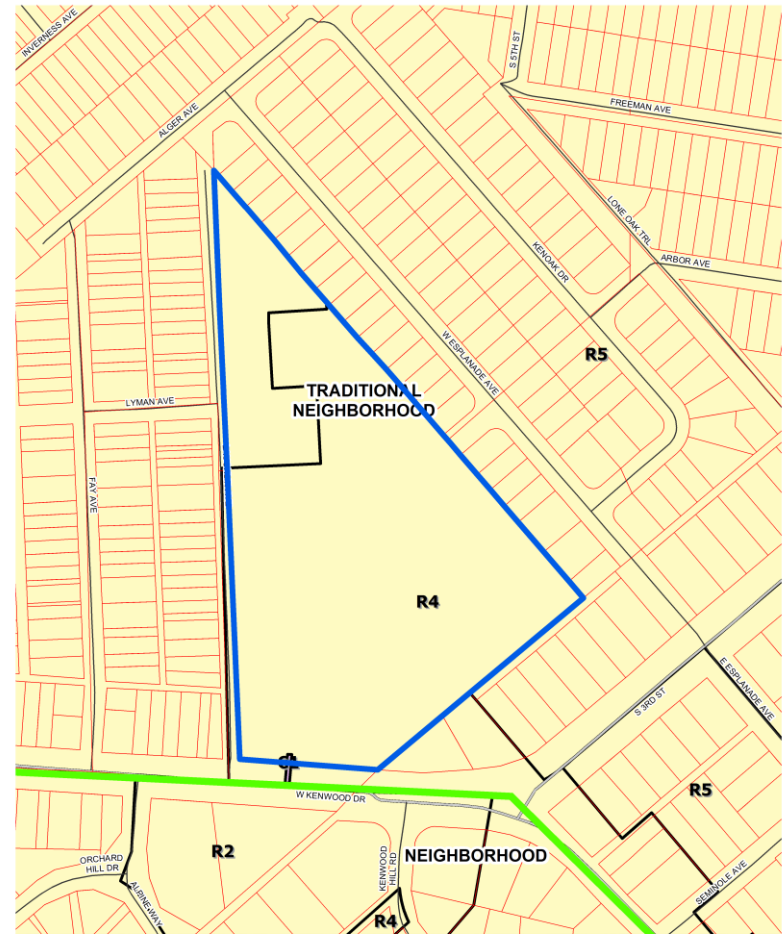
Zoning/Form Districts

Subject Property:

- Existing: C-1/R-4/Traditional Neighborhood

Adjacent Properties:

- North: R-5/Traditional Neighborhood
- South: R-2/Traditional Neighborhood
- East: R-5/Traditional Neighborhood
- West: R-5/Traditional Neighborhood



425 W Kenwood Drive
feet

230
Map Created: 9/7/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

- Existing: Institutional

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



425 W Kenwood Drive
feet



230
Map Created: 9/7/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

5199 Laughlin Ave
Louisville, Kentucky

Google, Inc.

Street View - Dec 2015



Google

Image capture: Dec 2015 © 2018 Google United States Terms Report a problem



Site Photos-Subject Property



Front of subject property.

Site Photos-Subject Property



Looking east down W. Kenwood Drive.

Site Photos-Subject Property



The properties across W. Kenwood Drive.

Site Photos-Subject Property



Looking west down W. Kenwood Drive

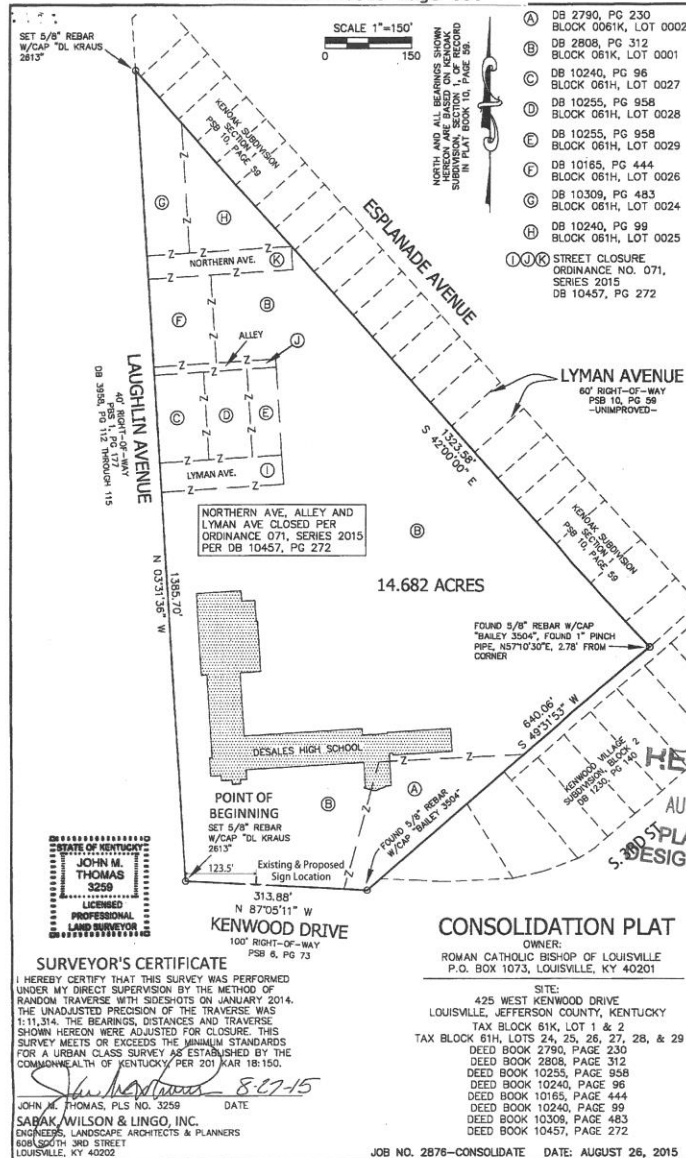
Site Photos-Subject Property



BOZA public hearing notice sign

Site Plan

DEED Book 10515 Page 686



RECEIVED
 AUG 17 2018
 PLANNING &
 DESIGN SERVICES



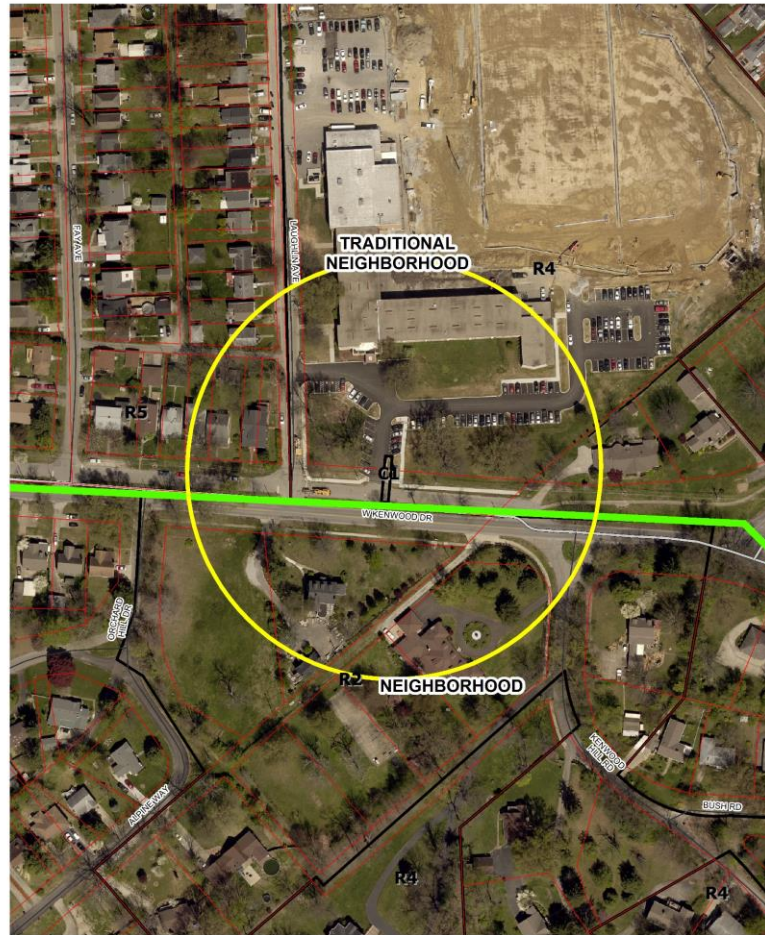
KJ085,2876,2876 Consolidation Plat.dwg

END OF DOCUMENT

18 VARIANCE 1080

18VARIANCE1080

300 Foot Buffer Around Sign



300 Foot Buffer Around Sign
feet

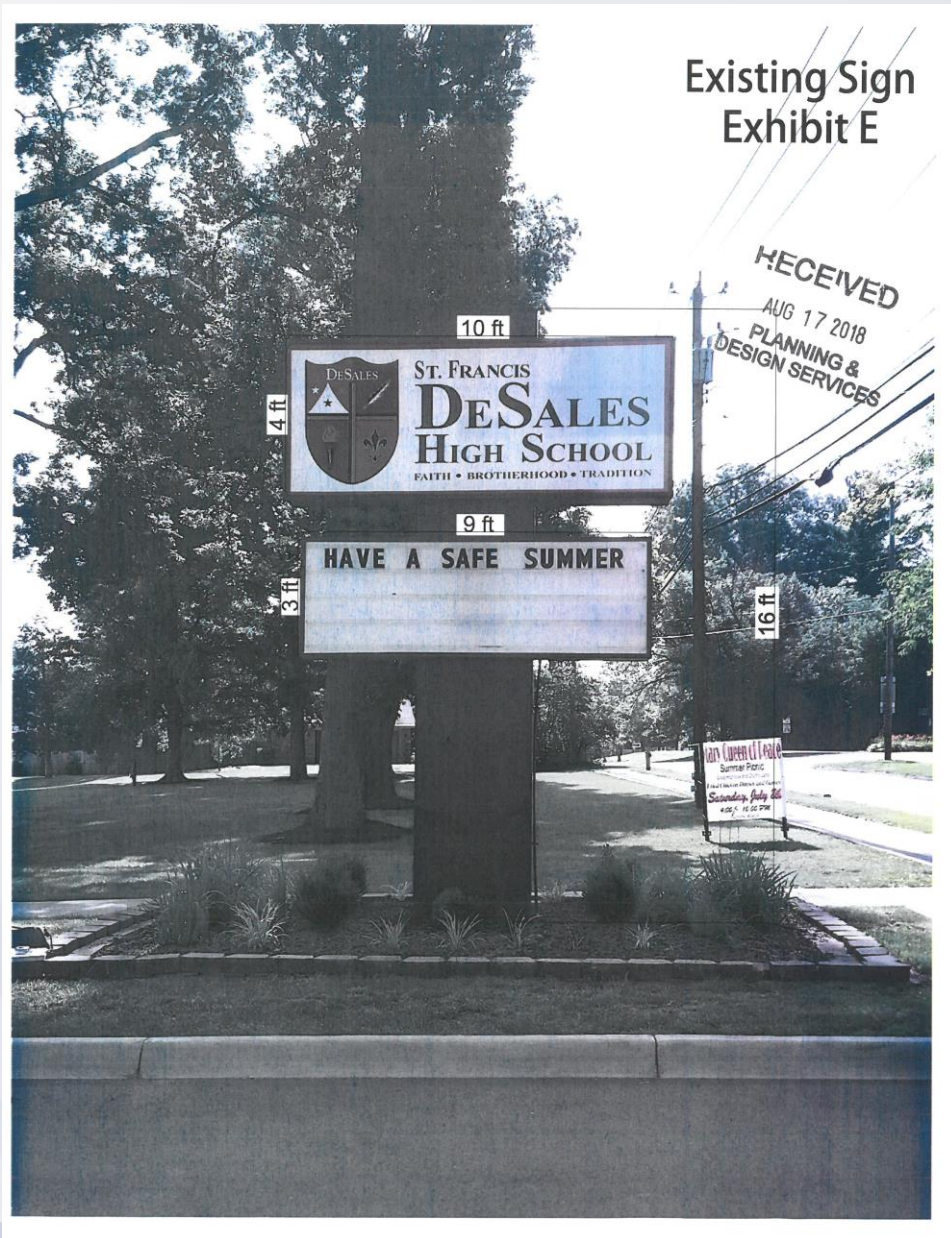
140

Map Created: 9/7/2018



Copyright (c) 2018, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

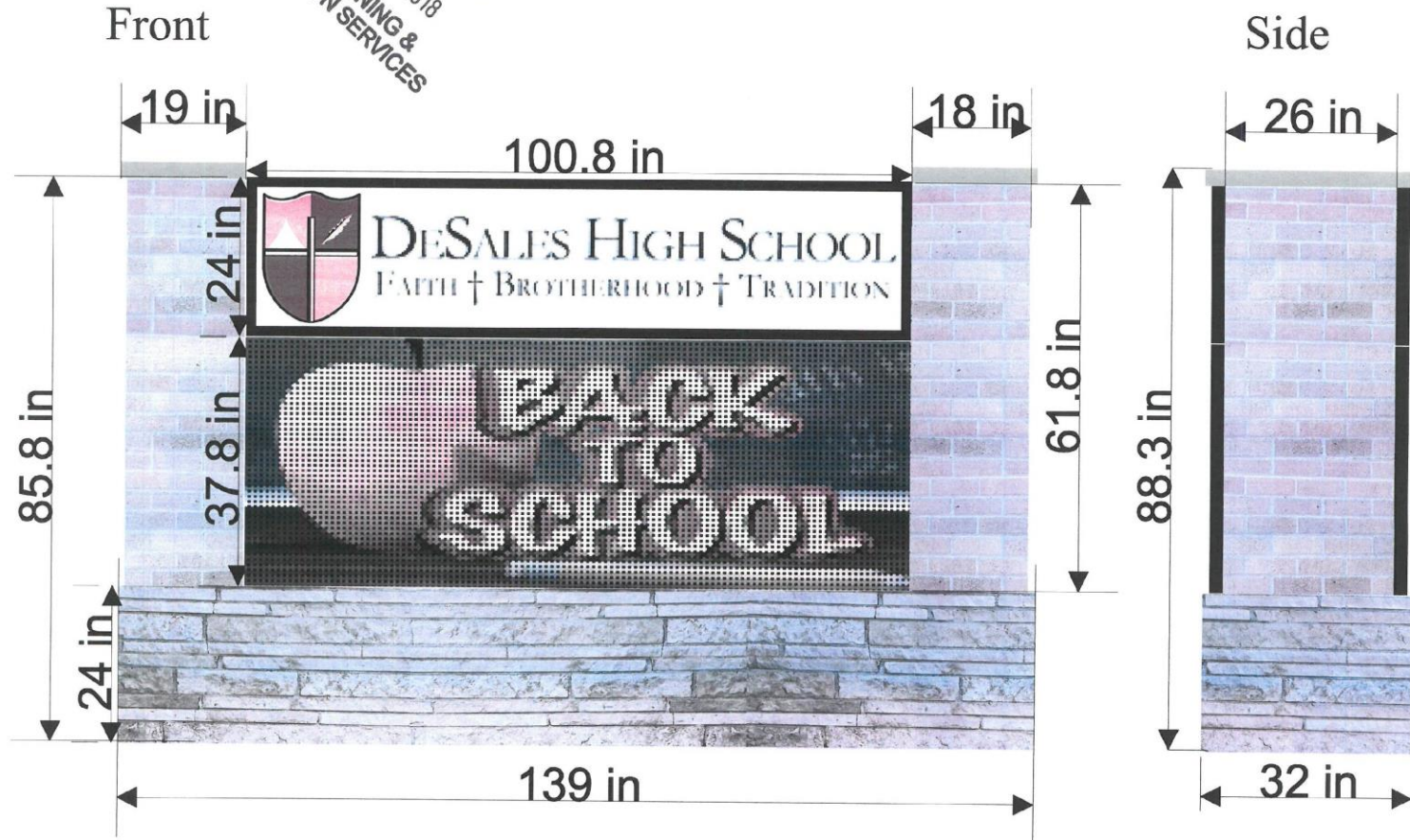
Existing Sign Dimensions



Elevation

RECEIVED
AUG 17 2018
PLANNING &
DESIGN SERVICES

Exhibit D



18 VARIANCE 1080

Conclusions

- The variance request to exceed the maximum height appears to be adequately justified and meets the standard of review.
- The variance request to exceed the maximum area appears to be adequately justified and meets the standard of review.
- The waiver from section 8.2.1.D.4.a appears to be adequately justified and meets the standard of review.
- The waiver from section 8.2.1.D.6 appears to be adequately justified and meets the standard of review.

Conclusions

- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code, and for granting a waiver established in the Land Development Code.

Required Actions

- **Variance:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable height.
Approve/Deny
- **Variance:** from Land Development Code table 8.3.2 to allow a sign to exceed the allowable height.
Approve/Deny

Location	Requirement	Request	Variance
Sign Height	6 ft.	7.15 ft.	1.15 ft.
Sign Area	32 sq. ft.	59.57 sq. ft.	27.57 sq. ft.

Required Actions

- **Waiver:** from Land Development Code section 8.2.1.D.4.a to allow the changing image panel of a sign to exceed 30% of the sign area. Approve/Deny
- **Waiver:** from Land Development Code section 8.2.1.D.6 to allow a changing image sign to be closer than 300 feet to residential properties. Approve/Deny